

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
MINUTES

June 2, 2009

Chairperson J. Hilt called the meeting to order at 4:03 p.m. and roll was taken.

MEMBERS PRESENT: L. Spataro, D. Mayville, S. Kroes, J. Hilt, K. Panozzo

MEMBERS ABSENT: L. Wood, excused

STAFF PRESENT: M. Franzak, D. Leafers

OTHERS PRESENT: M. Glancy, 1164 Terrace St.; D. Riemersma, 1596 Peck St.

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of May 6, 2009 was made by L. Spataro, supported by S. Kroes and unanimously approved.

NEW BUSINESS/PUBLIC HEARINGS

Case 2009-06 – 1164 Terrace St. Applicant: Mike Glancy. District: McLaughlin. Class: A. Current Function: Residential. M. Franzak presented the staff report. The applicant is seeking approval for the following improvements: 1) Restore and repair porches in the same style with railing to code, 2) Restore and repair siding and trim with wood or vinyl 3” clapboard and decorative gables (half round and/or three corner lapped), and 3) Extend gable at east of house and add gable to second story porch. Staff recommends approval of the three proposed projects.

J. Hilt asked the applicants if they had decided on vinyl or wood siding. M. Glancy stated that they had not. They were waiting until the current aluminum siding was removed, to see what kind of condition the underlying material was in. L. Spataro stated that when siding replacement has been allowed in the past, the HDC has required that architectural features of the house, such as eaves and decorative trim, be retained.

A motion that the HDC approve the request to restore and repair porches in the same style with railing to code, restore and repair the siding and trim with wood or vinyl 3” clapboard and decorative gables (half round and/or three corner lapped), and extend the gable at east end of the house and add a gable to the second story porch, with the conditions that 1) all architectural features are retained, 2) the projects meet all zoning requirements and 3) any necessary permits are obtained, was made by L. Spataro, supported by S. Kroes and unanimously approved.

Case 2009-07 - 1160 Ransom St. Applicant: Diana Springstead. District: McLaughlin. Class: A. Current Function: Residential. M. Franzak presented the staff report. The applicant is seeking approval to install a 36-inch round stained glass window on the north side of the home and to

replace the current wooden fence with either a picket or wrought iron fence. Staff recommends approval of the request.

The applicant was not present, but M. Franzak stated that he had spoken to her, and described to board members where she wanted to install the window. Board members discussed the design and placement of the window.

A motion that the HDC approve the request install the 36-inch round stained glass window as proposed, and replace the current fence with either a picket or wrought iron fence as long as the projects meet all zoning requirements and the necessary permits are obtained, was made by K. Panozzo, supported by J. Hilt and unanimously approved.

Case 2009-08 - 1152 Ransom St. Applicant: Linda Drake. District: McLaughlin. Class: A. Current Function: Residential. M. Franzak presented the staff report. The applicant is seeking approval to install a railing (with appropriate code height) on the porch and replace the concrete steps with wood steps and railings to match. Staff recommends approval of the request.

A motion that the HDC approve the request install the porch railings and steps as long as they meet all zoning requirements and the necessary permits are obtained, was made by D. Mayville, supported by L. Spataro and unanimously approved.

Case 2009-09 - 1314 Peck St. Applicant: Carlos Avrard. District: McLaughlin. Class: A. Current Function: Residential. M. Franzak presented the staff report. The applicant is seeking approval to install a 4-foot vinyl Cape Cod-style picket fence in the side and back yards. He provided a drawing of where the fence will be installed, and an illustration of the type of fence. Staff recommends approval.

A motion that the HDC approve the request to install the fence as proposed, as long as it meets all zoning requirements and the necessary permits are obtained, was made by L. Spataro, supported by S. Kroes and unanimously approved.

Case 2009-10 - 1596 Peck St. Applicant: David Riemersma. District: Clinton-Peck. Class: A. Current Function: Residential. M. Franzak presented the staff report. This case was not listed on the original agenda, as it came in after the published deadline date. The applicants were given approval to re-side the house with vinyl siding at the September 2008 HDC meeting. They would now like to re-side the garage to match the house. They would also like to replace the deteriorating wood garage doors with aluminum.

L. Spataro requested that the applicants retain the basic look of the current garage doors when they are replaced, and board members concurred. They also discussed the small window above the garage doors. D. Riemersma stated that he would like the garage siding to match the house. He may have to cover the small garage window when he re-sides the garage, but he would try to retain it if possible.

A motion that the HDC approve the request to re-side the garage from wood to vinyl, including covering up the small window on the garage if necessary so that the gables match the house, and to replace the wooden garage doors with aluminum doors as long as the current look of the doors is maintained, with the conditions that all zoning requirements are met and the necessary permits are obtained, was made by K. Panozzo, supported by L. Spataro and unanimously approved.

OLD BUSINESS

None

OTHER

Nelson Neighborhood Improvement Association gardens (257 W Muskegon Ave.) – Board members discussed the garden going in at 257 W. Muskegon Ave. S. Kroes stated that she was involved in the project and described the garden plans. They were going to install 22-inch tall raised planting beds, and possibly a shed and compost bin later. They would make a presentation to the HDC regarding the shed and bin at a later date.

Sherman Apartments (1237 Peck St.) – M. Franzak stated that he had received a complaint about work being done at this location without HDC approval. He took photos of the building showing that a new front door/entrance had been installed. L. Spataro provided information on past issues with this building and requested that staff send a letter to the property owner, requesting his or her presence at the next HDC meeting to explain what work they were doing there. Board members concurred.

Fencing – M. Glancy asked what the requirements were for fences, and L. Spataro provided information.

There being no further business, the meeting was adjourned at 4:37 p.m.

6/2/09
dml